

COMMUNITY INPUT MEETING

IN THE MATTER OF:

MONARCH GLEN

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The within proceedings occurred on October 28,
2015, commencing at 6:00 p.m. at the C. Milton Wright High
School Auditorium, 1301 North Fountain Green Road, Bel Air,
Maryland 21015.

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Reported by: Penny L. Comeau

1 P R O C E E D I N G S

2 MR. MUDDIMAN: Good evening. Can you hear me?

3 Good.

4 Welcome to the Community Input Meeting for Monarch
5 Glen. My name is Paul Muddiman with MRA. With me tonight
6 is Jeff Matthai of MRA, Bob Ward, and Robert Holweck
7 of Bob Ward Communities.

8 The Community Input Meeting is required prior to
9 submission of a concept plan under Section 268-20 in the
10 Harford County Development Code. The meeting notification
11 has been completed under the section of this Code.

12 Today's meeting is a continuation of the Community
13 Input Meeting held on October 5th. All comments from that
14 meeting have been recorded and will be added to tonight's
15 minutes.

16 At the end of our presentation, you will have a
17 chance to ask questions, make comments and suggestions
18 regarding our proposed development. We ask that each person
19 line up at the microphone to make their comments, state
20 their name and address for the record prior to speaking.
21 We ask that no one speak out of turn so we can get an

1 accurate account of the comments.

2 We also ask everyone who hasn't signed the
3 attendance sheet sign the attendance sheet before leaving.

4 On that, I'll turn the presentation over to Jeff
5 Matthai.

6 MR. MATTHAI: Thank you. Thanks, everyone, for
7 coming tonight.

8 As Paul said, my name is Jeff Matthai. I'm a
9 Registered Professional Engineer in the State of Maryland.
10 I'll be reviewing the project from a planning and a
11 preliminary engineering perspective. I have some slides
12 and some brief comments that I have written down to
13 summarize and, when I'm finished, Mr. Ward will discuss the
14 community's proposed product and, after that, we'll open up
15 the floor for all your comments.

16 Our first slide is the overall GPS of the area.
17 As you can see, this (indicating) is Wheel Road, Cedar Lane,
18 the Fairway development and Glenangus. In the red is our
19 proposed development. That's the property.

20 Monarch Glen is a planned community proposed by Bob
21 Ward Companies. The proposed community includes four

1 existing parcels. The properties are located between
2 Wheel Road and Cedar Lane as we show on the plan.

3 The properties are located within the development
4 envelope as shown in the 2014 Harford County Land Use Map
5 and also included in the public water/sewer service area.

6 We have a series of historical aerial photos just
7 for perspective. Starting with 1952, you can see everything
8 is basically either woods or farm. This (indicating) is
9 Wheel Road, and here is Cedar Lane. That's it. Everything
10 else is farmland, and our property is in red.

11 The next slide, 1980. It shows basically the same
12 thing except for Fairway development is here (indicating).
13 Pretty much Glenangus isn't here yet or the Cedarday
14 community.

15 Then the last slide is present day, and you can
16 see pretty much -- this (indicating) is, again, Wheel Road
17 and Cedar Lane.

18 The proposed community totals 62 acres and is zoned
19 R-1. The density in an R-1 zone is two dwelling units per
20 acre. So, a total of 124 homes are proposed.

21 The Harford County Council goes through the

1 comprehensive rezoning process every six years or so
2 and the last two zoning cycles are overlaid on our next two
3 slides over top of the GIS images. Nineteen ninety-seven
4 and 2009 are the last two zoning updates. This (indicating)
5 is '97 and, again, our property is in red, and it shows that
6 the property is zoned R-1 in '97, a piece of it is RR and R.
7 Pretty much everything else around it is R-1, and then the
8 Fairway community is RR, rural residential.

9 Next slide. So, the current zoning map is 2009,
10 and you can see, again, our property in red, Wheel Road.
11 The whole thing is R-1 including the Ely property which
12 was rezoned to R-1 in the last comprehensive rezoning since
13 2009.

14 Okay. So, the homes at Monarch Glen will be
15 clustered -- this (indicating) is a small map that shows the
16 overall area, Glenangus, Fairway, Cedarday. The homes
17 in Monarch Glen will be clustered around over 31 acres
18 of open space, including 3.1 acres of active open space.
19 You can see the open spaces depicted in the valleys in the
20 green.

21 We are proposing, like I said, 3.1 acres of active

1 open space which will feature a large play area and
2 four additional pocket parks. Over two miles of walking
3 trails and sideways will connect the development ponds and
4 open space areas.

5 Other active open space amenities may -- and we're
6 still working on this so it's preliminary, but they may
7 include rebuilding the existing pond which you can see here
8 (indicating) in blue, and adding a gazebo around the pond,
9 building two picnic pavilions and possibly a playground.

10 The proposed community will have direct access onto
11 Wheel Road and Cedar Lane. Wheel Road is here (indicating),
12 Cedar Lane here. Then, also, we are proposing two stub
13 roads at Loyal Lane and Clearwater Lane -- plan to be
14 extended. These extensions will serve as a secondary
15 ingress and egress for the surrounding communities
16 (indicating), Loyal.

17 Let's go to the next one. The proposed
18 community will include 124 homes consisting of 61
19 single-family attached villas and 63 single-family detached
20 lots. Single-family detached lot sizes are 78 feet wide and
21 the villa lots are planned to be 34 foot wide, all with

1 two-car garages. The site will be served by public
2 water and sewer. The sanitary sewer line will extend from
3 Bynum Run Interceptor at Wheel Road and Cedar Lane and the
4 proposed water line will be extended from Wheel Road south
5 of Glenangus Drive to Loyal Lane.

6 We are also proposing a 20-foot buffer, landscape
7 buffer, along the perimeter of the property, okay, and the
8 proposed community is designed as a COS community,
9 conventional with open space, with the NRD development
10 adjustment. NRD stands for Natural Resource District and is
11 a County buffer which protects environmental features such
12 as wetlands, steep slopes and streams. Provisions of the
13 Harford County Code allow for projects with NRD area greater
14 than 25 percent to use design requirements such as lot areas
15 and setbacks and the housing types, and that excludes the
16 density of the next most dense residential district. So,
17 that's is what the NRD bump-up does.

18 The density remains calculated as R-1 which is
19 still two dwelling units per acre, and you can find the
20 NRD provision in Section 267.62.F in the Harford County
21 Zoning Manual under NRD Development Adjustment.

1 Also, a traffic impact analysis is presently
2 underway for the proposed site access and surrounding
3 intersections to determine how the traffic impacts from
4 the property will be mitigated.

5 All required public on- and off-site traffic
6 improvements will be funded by the developer as well as
7 all improvements such as roads, water and sewer.

8 That pretty much ends my presentation, and I will
9 turn it over to Mr. Ward to talk about the unit types.

10 MR. WARD: Thank you. Good evening.

11 Of course, you know I'm Bob Ward. I'm the
12 developer of Monarch Glen, but my intention is to also
13 construct homes there, and I want to give tonight an
14 overview of the types of homes we plan to build.

15 Now, the actual construction of these homes is
16 probably about three years from today. So the plans haven't
17 been developed yet for this project, but I wanted to give
18 some examples of what we would likely build if we were to be
19 building there today and also cover the price ranges, again,
20 if we were to be building there today.

21 We plan to offer two distinct home types with

1 variations among each of those. I'm sorry?

2 UNIDENTIFIED SPECTATOR: Talk into the microphone.

3 MR. WARD: We plan to offer two distinct home types
4 with variations among each of those home types. There will
5 be villas or the attached homes that Jeff spoke about and
6 then traditional detached single-family homes, split almost
7 equally with 61 villas and 63 detached single family.

8 They are designed for two distinctive types of home
9 buyers; one for the move-down buyer, or empty-nester buyer,
10 and one for a move-up buyer; but there is likely to be
11 crossover between the two.

12 We intentionally chose to appeal to those two
13 different buyers in order to achieve a sales pace that makes
14 the project financially feasible.

15 So, for the villas, these are attached
16 single-family homes geared primarily to move-down buyers
17 who desire a luxury home with a small yard and exterior
18 maintenance taken care of by the Home Owners Association.

19 The rendering of villas is on your screen. This is
20 not necessarily what we're going to do, but these are homes
21 that I am currently building in Westminster in Carroll

1 County. They are the 34-foot width that we are
2 proposing for Monarch Glen, so something on that order. We
3 have deeper lot depths at Monarch Glen, so we are proposing
4 something a little bit larger.

5 The square footages at Westminster where I am
6 building these are 2,278 square feet and 2,470 square feet
7 plus optional finished lower levels. So, Monarch Glen, we
8 are thinking something slightly bigger than that.

9 Base prices, if on the market today, would be
10 in the upper 300s to low 400s with total sales prices in the
11 low to mid 400s. Another example that's close, if you care
12 to drive by it, are villas we've built at Vale Meadows
13 which is in Bel Air off of Vale Road. If you know where
14 Joan Ryder's office is, just behind there. Those are also
15 34-foot width.

16 For the traditional single-family homes, I brought
17 two examples that are similar to what we might build at
18 Monarch Glen were we building there today. Shown are the
19 Somerset, 2,533 square feet, and the Franklin, which is just
20 over 3,000 square feet. What I'm finding in most
21 subdivisions today is the lot widths are narrower than what

1 we are proposing at Monarch Glen. Most of the lots
2 I find today are either a 60-foot width that allows for a
3 40-foot width home or a 70-foot width that allows for a
4 50-foot width home. Monarch Glen, we're at 78 feet which
5 allows for a 58-foot-wide home.

6 So, I just wanted to give you an example of the
7 architecture. The homes would be wider than what you're
8 seeing on the screen due to the lot width there.

9 I did want to talk about the prices in there. We
10 are envisioning in the 500 to 600 range for the single
11 family.

12 Then, finally, we found there is a fairly
13 substantial demand for rancher or one-story living primarily
14 for that move-down buyer, and I just wanted to show you an
15 example of what we're building in Delta, Pennsylvania, just
16 north of Whiteford, just north of Harford County of a
17 rancher model. It features a first-floor master bedroom
18 with two to four additional bedrooms.

19 So, that's my presentation. I thank you.

20 MR. HOLWECK: Thank you, Bob.

21 I am Robert Holweck and, at this time, I think we

1 have roughly 20 residents who want to speak. So, we're
2 going to start closing down at, like, ten minutes to eight.
3 So, we've got a good bit of time to hear your comments.

4 What I would like to do is you got a number when
5 you signed in, so that whoever has Number 1, we can give
6 them the opportunity to speak and just so on.

7 UNIDENTIFIED SPECTATOR: I have Number 1. You can
8 go on to the next person.

9 MR. HOLWECK: Okay. Why don't we let whoever has
10 Number 2 to speak.

11 MR. FABIAN: Frank Fabian, 913 Shelburne Road.

12 I just recently moved into the Fairway community.
13 One of the things that we liked about that community being
14 closed off was how walkable the community was, as well as
15 we spend a lot of time seeing our neighbors out there
16 walking their dogs. We also see a lot of children on
17 bicycles.

18 It doesn't take a genius to look at what you
19 have proposed here and see that the majority of the traffic
20 that is trying to get to the Wheel Road/543 intersection
21 are going to see Clearwater/Shelburne as the fastest way

1 to get there.

2 As part of your traffic study, is it
3 including the pedestrian traffic that is on these roads,
4 and looking at the safety of the pedestrians, the risk to
5 them? My first question.

6 The second one is, are you planning any protection
7 on those roadways? I know the last time it was mentioned
8 that there's no improvements that are being planned, but is
9 there anything being planned as far as protection to those
10 residents, or doesn't anybody care?

11 MR. MUDDIMAN: As part of the traffic study, they
12 do not study the pedestrian flow or traffic.

13 MR. FABIAN: You need to speak up a little bit.

14 MR. MUDDIMAN: As part of the traffic study, we do
15 not study the pedestrian movement. It's only the nearby
16 intersections.

17 MR. FABIAN: Do you mind if I follow up on that?

18 MR. MUDDIMAN: Sure, and you had a second question
19 about --

20 MR. FABIAN: Is there anything being planned in
21 terms of protection for the folks who are on those roads?

1 Speed limits? Speed bumps?

2 MR. MUDDIMAN: No, we don't plan on adding any
3 traffic-calming devices in Fairway, but what you pointed out
4 is that we have two other entrances, direct entrances, onto
5 the County roads, such as Wheel and Cedar Lane.

6 MR. FABIAN: It doesn't take a rocket scientist to
7 look at that and go: Gee, the fastest way to get there is
8 right through Shelburne, and that has blind corners on it.
9 If you're going at any speed, you run the risk of hitting
10 some of the pedestrians.

11 MR. MUDDIMAN: Extending those stub roads is not an
12 option for us. The County will require us to extend those
13 stub roads into our community.

14 (Spectator noise.)

15 MR. MUDDIMAN: If you -- we can argue this issue
16 for hours, but I would suggest that you contact Planning and
17 Zoning. If you don't believe me, contact Planning and
18 Zoning.

19 (Spectator noise.)

20 MR. MUDDIMAN: Let's not talk out of line. So, you
21 can contact Planning and Zoning. You had a followup

1 question?

2 MR. FABIAN: That was it, basically.

3 MR. HOLWECK: Thank you for your
4 comments, sir. Number 3. Please state your name and
5 address.

6 MR. SKINNER: When you're Number 3, you have to try
7 harder. I'm Vern Skinner. I live at 2507 Fairway Drive in
8 the community of Fairway. My wife and I moved there in, I
9 believe, September of 1976. It's a lovely neighborhood. We
10 love it there. Let me put my glasses on for a second to see
11 what I'm going to talk about here.

12 First of all, I personally object to this
13 particular development because of the increased population
14 density. It may satisfy the requirements for R-1. I don't
15 think so. If you look at the surrounding communities all
16 the way around including Glenangus, you don't see any kind
17 of a population density like that.

18 (Applause.)

19 MR. SKINNER: I mean, you have these townhomes here
20 which are all jammed close together. Developing a community
21 like that will certainly put a lot of extra traffic on Wheel

1 Road which is already very busy. It will also
2 stress nearby neighbors. You can hear that stress here
3 tonight. Folks who look and see what's going to be built in
4 their backyard are not happy about it.

5 (Applause.)

6 MR. SKINNER: It would also put extra stress on the
7 School System. I know it was stated at the previous
8 meeting, which was aborted part way through, that the School
9 System can accommodate those children and they're not over
10 capacity yet; but, nevertheless, that will add extra stress
11 to the School System.

12 I object to connecting -- regardless of what the
13 County Zoning folks say, I object to connecting the stub
14 roads, Loyal Lane or Clearwater, to the neighborhood.

15 Todd Lakes had a similar meeting to this many, many
16 years ago and they proposed hooking up to two of the
17 streets, the stubs, in Fairway. Those stubs weren't put
18 there initially as a planned extension into another
19 neighborhood. That was how the developer developed the
20 community, and there are houses on those sticks. I really
21 don't like the term "stub road."

1 Another thing the wife and I liked about
2 this neighborhood when we moved in September of '76 was, it
3 was one way in and one way out. We liked the extra feeling
4 of security we had, thinking that we'd be less likely to be
5 robbed; and, indeed, a few years after we moved in, a young
6 lady on Shelburne came home from Harford Community College.
7 They live in a rancher there, just a couple -- a lot of you
8 may know the rancher I'm talking about -- and she heard a
9 noise in the house.

10 She ran next door and the neighbor called the
11 police. Within two or three minutes, there was a squad car
12 crossways in the road into our neighborhood. Guess what.
13 They arrested two people and hauled them away. There was no
14 chance they could get out of the neighborhood away because
15 they were locked in the neighborhood. We like that feeling
16 of extra security.

17 So I really don't think the County will absolutely
18 force us to hook up those stub roads. Now, if they hook
19 those stub roads up, the roads don't have sidewalks. Loyal
20 Lane is extremely narrow. Clearwater's got tight turns,
21 lots of traffic, lots of children, no sidewalks, and there's

1 also an autistic child that lives right close to
2 that first corner there. So that, to me, represents a
3 danger that the community doesn't really need.

4 Lastly, I have one more question that I'm not quite
5 sure I understand. How does the input from these comments
6 get back into the process?

7 MR. HOLWECK: It's a requirement of Harford County
8 that we have a Community Input Meeting. We will have two
9 more meetings after this, D.A.C. meetings, and the County's
10 appropriate staff will be there, but they're held during
11 the daytime.

12 MR. SKINNER: Well, sooner or later, this proposed
13 project with the fact that you had a such a meeting will be,
14 I assume, at Zoning and Planning; is that right? Yes or no?

15 MR. HOLWECK: Yes.

16 MR. SKINNER: Will these comments all be included?
17 Every single word that we talk about about, will they be
18 included and submitted?

19 MR. HOLWECK: We are required to have a
20 stenographer here to take down the minutes, everyone's name,
21 what they're talking about, and that will be delivered to

1 the County. So, everything is being documented.

2 So what I would like to do is give everyone
3 a chance to speak. So, do you have a few more comments?

4 MR. SKINNER: No. Thank you very much.

5 (Applause.)

6 MR. HOLWECK: Speaker Number 4?

7 MR. LOVRICH: Joe Lovrich, 841 East Wheel Road, Bel
8 Air, Maryland.

9 So I guess, as I understand it, the reason why
10 you're able to upgrade from R-1 to R-2 is because of the NRD
11 restriction, or the NRD has allowed you to do that because
12 it gives you a waiver, I guess.

13 I guess my question is, could you explain what the
14 features are that are the NRD, you know, what the boundaries
15 of those are, and what percent of the -- what square foot
16 you determined that NRD is?

17 MR. MUDDIMAN: As Mr. Matthai stated, the NRD
18 includes steep slopes, streams, wetlands, the pond, and they
19 are generally in this area here (indicating.)

20 MR. LOVRICH: So that's not all steep slopes. I
21 mean --

1 MR. MUDDIMAN: No. It's a combination of
2 those items. Floodplains, streams, ponds and steep slopes.

3 MR. LOVRICH: So, you're saying -- you're claiming
4 there's a stream there.

5 MR. MUDDIMAN: Yes.

6 MR. LOVRICH: And where's the stream?

7 MR. MUDDIMAN: The stream leaves here (indicating).
8 It's a wetland --

9 MR. LOVRICH: So, does it have water? The stream,
10 how is that defined? Does it have to have water in it all
11 the time?

12 MR. MUDDIMAN: There's a wetland here (indicating).
13 Wetlands do not have to have water in them all the time.

14 MR. LOVRICH: Streams.

15 MR. MUDDIMAN: Streams are part of the NRD system.

16 MR. LOVRICH: Right. So --

17 MR. MUDDIMAN: It can also be a wetland. In this
18 case, it's in a wetland.

19 MR. LOVRICH: So, you're claiming that it's all
20 wetland.

21 MR. MUDDIMAN: No. We're claiming that the NRD

1 includes the wetland, a stream --

2 MR. LOVRICH: Where are the wetlands? Can you
3 show us where the wetlands are? I mean, you circled almost
4 the entire area. That entire area is not a wetland.

5 MR. MUDDIMAN: No, it's not.

6 MR. LOVRICH: So, could you show us exactly where
7 the wetland is?

8 MR. MUDDIMAN: I cannot in this diagram.

9 MR. LOVRICH: Can you share with us your
10 calculations that show you that you -- and what percent are
11 you at? What square foot is NRD?

12 MR. MUDDIMAN: It's on --

13 MR. LOVRICH: Based on your calculation --

14 MR. MUDDIMAN: Jeff, do you have that number? Hold
15 on. We'll try to get that answer for you.

16 MR. MATTHAI: NRD area is 16.01 acres.

17 MR. MUDDIMAN: So, 16.01 acres.

18 MR. LOVRICH: And will you share those calculations
19 with us and show us how you came up with 16.01?

20 MR. MUDDIMAN: They will be on the plans that
21 we submit to the County, and those plans will be available

1 to the public.

2 MR. MATTHAI: It also includes a 75-foot buffer.

3 MR. LOVRICH: The 16 acres includes --

4 MR. MATTHAI: The buffer --

5 MR. LOVRICH: The buffer is not NRD?

6 MR. MUDDIMAN: The buffer is part of the NRD.

7 MR. LOVRICH: But an NRD is defined by streams,
8 wetlands --

9 (Spectator noise.)

10 MR. LOVRICH: The buffer -- there is definitely
11 not a stream or wetland where you have that buffer; is that
12 correct?

13 MR. MATTHAI: Look in the Zoning Code. It is
14 defined in the Zoning Code. It includes a 75-foot buffer.

15 MR. LOVRICH: Oh, from the street -- okay. Yeah.
16 I understand now. I thought you meant the buffer around the
17 exterior.

18 Are you planning to do a forest conservation plan?

19 MR. MUDDIMAN: We are.

20 MR. LOVRICH: And when will that be available?

21 MR. MUDDIMAN: It will be submitted to the County

1 about the time we submit the concept plan.

2 MR. LOVRICH: And who owns the buffer area
3 that's the perimeter and who controls that?

4 MR. MUDDIMAN: The proposed 20-foot buffer --

5 MR. LOVRICH: Yes.

6 MR. MUDDIMAN: -- (continuing) that Mr. Matthai
7 mentioned? That will be owned by the Community Association.

8 MR. LOVRICH: So there will be a Community
9 Association.

10 MR. MUDDIMAN: Yes.

11 MR. LOVRICH: Can you explain any of that?

12 MR. MUDDIMAN: No.

13 MR. LOVRICH: Can you explain the Community
14 Association?

15 MR. MUDDIMAN: What would you like to know about
16 it?

17 MR. LOVRICH: How it works. Is there going to be,
18 like, rules, like a whole set of --

19 MR. MUDDIMAN: There will be a set of Homeowners
20 Association documents which will be recorded with the record
21 plats, and those documents will detail the HOA areas, the

1 maintenance of those areas, and then annually the
2 budget is put together for the maintenance of those areas.

3 MR. LOVRICH: I have no other questions.

4 MR. MUDDIMAN: Thank you.

5 MR. MANNEL: Yes. Good evening. My name is Gerry
6 Mannel. I live at 807 Deep Wood Court in Cedarday.
7 I guess like the gentleman and perhaps everybody else here,
8 I'm getting a real education on the R-1/R-2 zoning. When
9 I originally looked at the area when we moved here, I see
10 all the RR, the R-1s and I think I'm moving into an area
11 that has single-family homes comparable to where I live.
12 So I'm getting a real education.

13 I asked this question at the last meeting and
14 you mentioned that the conventional open space allowed you
15 then to go to R-2 which I understand is two homes per acre,
16 but I guess the question I have -- it appears you give up
17 16 acres, but you calculate the two homes per acre on the
18 entire development?

19 MR. MUDDIMAN: Yes. That's true. Your density --
20 and the two per acre is the R-1 density just to clarify.

21 MR. MANNEL: What I see in Harford County is

1 1.8 is R-1.

2 MR. MUDDIMAN: But under the COS --

3 MR. MANNEL: Yes, it goes to 2.

4 MR. MUDDIMAN: -- (continuing) it goes to 2.

5 MR. MANNEL: It's a pretty -- it's a sad way
6 to get away from R-1 and go right to R-2, it seems; and
7 then, instead of calculating it on the remaining acres
8 after you give up 16 acres which would give you 90 to
9 92 homes, you calculate it on the entire 62 acres and go
10 to 124 homes.

11 MR. MUDDIMAN: The density -- can everyone hear me?
12 The density is based on the gross acreage.

13 MR. MANNEL: I'm sure it's not your problem --

14 MR. MUDDIMAN: We don't make the rules. We follow
15 the rules.

16 MR. MANNEL: I understand that, and I guess it's
17 for us to understand that these rules are there, and the
18 next time that comes up, how to try to protect ourselves is
19 to talk to our representatives and have that stopped.

20 Thank you.

21 MR. HOLWECK: Speaker Number 6?

1 MR. LANE: My name is Barry Lane. I live
2 at 2409 Loyal Lane.

3 I was just listening to all the comments -- I was
4 listening to all the remarks about the traffic and the
5 impact on the different roads and in the neighborhoods,
6 but you have 124 homes and, in this day and age, you're
7 talking probably a minimum of two cars per family. So that
8 equals a total of 240 or 50 cars in that development that's
9 going to be exiting and entering those four entrances
10 per day, and that's going to create quite a bit of traffic,
11 and that's what I was going to say.

12 MR. MUDDIMAN: Thank you. Speaker Number 7,
13 please.

14 UNIDENTIFIED SPECTATOR: Do you not care about
15 that? You don't want to rebut that?

16 MR. HOLWECK: That's in the traffic study. I would
17 like to give everyone a chance to speak and then we can
18 go back.

19 MR. BALASUS: Greg Balasus, 1010 Tamworth Road
20 in Fairway.

21 Just in regards to the stub roads and the

1 comment that the County asked you to use those or
2 requires you to use those. I'm not sure of the terminology.
3 If you go to Southview and Northview off of 543
4 which is the development as you're going toward the Royal
5 Farm -- it's also next to the pool -- drive to the end
6 of there and take a picture. The back of the stub road
7 that you're saying you have to use is a backyard of a brand
8 new house.

9 If you go up to Southview -- and I encourage all
10 you to drive up there and take a look. I stopped there and
11 took pictures on the way in. It's the same thing. It
12 dead-ends into a house, so I don't think the County requires
13 you to use that and, if so, why is that development an
14 exception that's so close to this?

15 MR. MUDDIMAN: I --

16 MR. BALASUS: Brand new developments.

17 MR. MUDDIMAN: And I don't doubt what you're
18 saying. I can tell you that most of the time the County
19 wants you to use the stub roads.

20 Now, we don't need to make those connections.
21 We have two other entrances.

1 (Spectator noise.)

2 MR. BALASUS: That seems to be your biggest
3 bump here.

4 MR. MUDDIMAN: Believe me, if we -- I'm going to
5 direct my comments to you, and you can all hear this. We
6 do not need to make those two road connections. We went out
7 -- Mr. Ward went out and acquired another piece of property
8 on Wheel so he would have direct access onto Wheel. We have
9 direct access onto Cedar. Two access points into this
10 community is all we need.

11 MR. BALASUS: Agreed.

12 (Spectator noise.)

13 MR. MUDDIMAN: It is not our choice.

14 MR. BALASUS: But you have a brand new development
15 --

16 MR. MUDDIMAN: You can believe us or not.

17 MR. BALASUS: Okay.

18 MR. MUDDIMAN: You can believe us or not. If
19 you would like to, contact Planning --

20 MR. BALASUS: Okay.

21 MR. MUDDIMAN: Make your point.

1 MR. BALASUS: Will do.

2 MR. MUDDIMAN: We can take them off the plan,
3 but that is not our choice right now.

4 MR. BALASUS: So contact Planning. It actually
5 gives you more room. You could have a premium lot and you
6 could make a little more money. So, from my perspective, it
7 gives you some wiggle room that you don't have.

8 MR. MUDDIMAN: I think the County is going to tell
9 you, and we truly believe, that having that back entrance
10 for Fairway provides a little safety net for Fairway. You
11 might disagree with that, but the other thing is that --
12 let me tell you another thing that happens when you provide
13 that secondary access out of Fairway.

14 Your service vehicles, snowplows, mailman, trash
15 man, schoolbus --

16 (Spectator noise.)

17 MR. MUDDIMAN: Please, let me make my point.

18 -- (continuing) then can make those movements
19 internally from community to community and not have to go
20 back out onto Wheel Road.

21 MR. BALASUS: It's worked for many years.

1 MR. MUDDIMAN: I'm not saying that -- I'm
2 just giving you the other side, the reason why from a
3 planning standpoint.

4 I hear the emotional reason why not, but that
5 is the reason why.

6 MR. BALASUS: That's just my main point that, when
7 I hear the story of you can't utilize it but, if you go
8 five minutes up the road, there's an example where they
9 weren't utilized.

10 MR. MUDDIMAN: And I can't tell you why or why not.

11 MR. BALASUS: It's Northview and Southview. Okay.
12 Thank you.

13 MR. MUDDIMAN: Thank you.

14 MR. HOLWECK: Can we have Speaker Number 8?

15 MR. MUELLER: How you doing, everybody. Brian
16 Mueller, 1013 Tamworth in Fairway.

17 If you could just speak a little bit more on how
18 you're saying you're going to put the water and septic
19 in the new community and how that might affect the
20 surrounding communities.

21 MR. MUDDIMAN: Are you asking me to show you

1 where it's coming from?

2 MR. MUELLER: That's correct. Will it affect the
3 surrounding neighborhoods in any way?

4 MR. MUDDIMAN: Dan, go back to that slide before
5 this one. There we go. It's still hard to see.

6 This (indicating) is Wheel Road. Right? Cedar
7 Lane is here. So the intersection of Wheel and Cedar
8 generally in that location is a Bynum Road Sewer
9 Interceptor. We plan on extending the sanitary along Wheel
10 Road, come into our entrance here (indicating) to serve our
11 property. So it really doesn't have any effect to any of
12 the surrounding communities for sewer; unless the County
13 decided to one day extend it in one direction or another,
14 they would have that option. But that's not our intent.

15 The water is built in Wheel Road just below
16 Glenangus Drive about in that location. Our plan is to
17 extend it along Wheel Road and turn into Loyal Lane, into
18 the County -- to serve the community.

19 MR. MUELLER: So, what -- are they going to dig
20 up the neighborhood so they can --

21 MR. MUDDIMAN: No. It will be installed in the

1 roadway.

2 MR. MUELLER: On Loyal Lane.

3 MR. MUDDIMAN: Yes.

4 MR. MUELLER: Just one more thing real quick. I
5 know I have talked with people who have already brought it
6 up about the entrances into the new community. Can you just
7 explain to me a little more. You're telling me it's a
8 County requirement to do that, and I know I heard a couple
9 of people in the audience, you know, say a couple things
10 about like we had this concern with Todd Lakes years ago. I
11 don't know if it was the developer or the land owners that
12 decided not to hinder with Fairway, you know, just out of,
13 you know -- just being a nice person, I guess you could say.

14 Why is that not an option with this land owner or
15 developer, to make one way in and one way out?

16 MR. HOLWECK: Right. As the previous speaker or
17 two said, it would actually make a nicer neighborhood for
18 us not to connect. So, the County changes its mind year to
19 year. They get different staff, different opinions.

20 So, we will gladly ask them about it, but now
21 they're in the mode of wanting to connect.

1 MR. MUELLER: I mean, it's my understanding
2 -- I mean, I have only lived in Fairway for a few years now
3 and I have talked to some neighbors and, I mean, I don't
4 exactly understand how it went down, but apparently --
5 I don't know if it was the developer that changed their mind
6 or if it was, you know, the land owner. I mean who, who --
7 can anybody answer that?

8 MR. SKINNER: I can answer it. Vern Skinner, 2507
9 Fairway Drive.

10 I went to the meeting when Mr. Todd proposed
11 connecting Londonderry and which one does -- which
12 one was -- Channery (phonetic). Londonderry and Channery
13 were proposed to be connected into that road that goes down
14 with those new homes that were built about 10 or 15 years
15 ago.

16 Folks like us showed up. We objected. Mr. Todd
17 says: I'll take it off the plan; and he did.

18 MR. MUELLER: Is that an option for this
19 development?

20 MR. HOLWECK: As Paul stated before, we don't need
21 those two connections. So --

1 MR. MUELLER: That is not an answer to my
2 question.

3 MR. HOLWECK: We do what the County requires.
4 Speaker Number 10?

5 MR. BETZOLD: Vic Betzold, 837 East Wheel Road.
6 We've talked about traffic studies, but I certainly
7 don't know what's in a traffic study. I haven't read up on
8 Harford County's requirements, and maybe other people don't
9 either; but you did mention what's not in a traffic study.
10 That was the mitigation for pedestrian safety, sidewalks, et
11 cetera. So, if those things aren't in a traffic study, What
12 is in a traffic study, is my first question. Flow rates, I
13 would assume, and cars per hour, whatever.

14 Second, if you don't meet those, if the County
15 says: Okay. We did the traffic study and, considering the
16 number of cars that might be in here, you're not going to
17 make it. So what is your mitigating -- what's your Plan B
18 for the roads that we're discussing here. What do you do
19 then?

20 MR. MUDDIMAN: The traffic study includes the
21 analysis of nearby intersections, and I can't tell you which

1 intersections that will be in the study. We put the
2 study on hold because Laurel Bush Road is under
3 construction. So it wouldn't be an accurate depiction of
4 what's out there or what should be out there because of
5 Laurel Bush being under construction right now.

6 But nearby intersections will be studied and,
7 depending on if we trigger a failure to those intersections
8 or not, the developer is responsible to upgrade those
9 intersections with improvements. I can't tell you the
10 details right now because the study hasn't been done.

11 MR. BETZOLD: Well, what would be an example of an
12 improvement to an intersection?

13 MR. MUDDIMAN: There's -- let's go to 24 and Singer
14 Road. If you're heading towards 95 on 24, you've seen
15 lately where the left turn lane onto Singer Road at the
16 signal at 24, the left turn lane has been lengthened. The
17 construction has been lengthened. That was a
18 developer-funded improvement.

19 If you have been down by the Wawa at Woodsdale Road
20 in Box Hill, if you're familiar with that, there's a new
21 roundabout just over the wall of Wegman's. There's a new

1 roundabout at the Wawa. That was a development-funded
2 improvement, the entire roundabout.

3 MR. BETZOLD: So, when you refer to a failure at an
4 intersection, presuming that some metric is not made at an
5 intersection, is that time spent by a motorist at an
6 intersection? Is that a failure, if it's too long?

7 MR. MUDDIMAN: It could be, yes. That is just one
8 way it could fail.

9 MR. BETZOLD: How about speeds of traffic,
10 prevailing speeds of traffic, exceeding the speed limit in
11 the width of the road, because that's a lot of what I hear
12 in this group.

13 MR. MUDDIMAN: No. No. The law says you have to
14 study the intersections, not the width of the road, unless
15 the width of the road would be very narrow, and that's not
16 the case with any of these roads.

17 MR. BETZOLD: Does speed enter into it as well?

18 MR. MUDDIMAN: No, it doesn't. Only when there's
19 traffic, if there's an improvement that needs to be done,
20 the length of lane or improvement of that length of lane
21 would be decided based on the speed.

1 So the improvement would be dictated by the
2 speed.

3 MR. BETZOLD: What do you mean by length of lane?

4 MR. MUDDIMAN: If you were to build a left
5 turn lane on a highway with a center turning lane, there is
6 a taper involved, and that taper is decided by the speed of
7 the road.

8 MR. BETZOLD: Right, but that's something more
9 applicable to a Route 24, not to Loyal Lane or something
10 like that; correct?

11 MR. MUDDIMAN: That's right, and most of the
12 improvements are on major roadways.

13 MR. BETZOLD: Thank you.

14 MR. HOLWECK: Number 10?

15 MR. OVERTURF: Good evening. Rick Overturf, 2502
16 Fairway Drive.

17 Most of you have heard from me at the last meeting
18 and I agree with Mr. Skinner and the other people -- I agree
19 with Mr. Skinner and the rest of the people that have spoken
20 already. So I don't want to reiterate that.

21 Can I borrow your laser pointer?

1 MR. MUDDIMAN: Sure.

2 MR. OVERTURF: Now I need training. I'm lost.

3 There it is. Okay.

4 I'm a scientist, and they have a moral and ethical
5 reason for not manipulating data. That's (indicating) not
6 two acres, around those four. It's not two acres around
7 that four. It's not two acres around that four, and it sure
8 as the devil is not two acres around those four.

9 I don't care how you manipulated the data or how
10 you got to that point, but you got more than four units per
11 two acres.

12 (Applause.)

13 MR. OVERTURF: now, about the traffic study -- and
14 I believe the gentleman is right. They don't take into
15 account our lifestyle that we want to ensure the safety of
16 our children, all those things. They don't take that into a
17 traffic plan, but what they do is they search out what
18 traffic patterns have to be changed to make this project
19 viable and what's going to happen is, if upon our demand we
20 suggest that they stick to this inlet and egress and this
21 inlet and egress down here, they have got 250 vehicles at 20

1 foot per vehicle, that is a mile long line of cars
2 evening and morning.

3 What they are going to say initially is, if you
4 only let us have these two inlets and egresses, we're going
5 to have to open up two more to cut back on that congestion.

6 So, they're beating our argument because they have
7 such a population density in this area that they can't allow
8 it. The other thing they'll do is they'll go out on Wheel
9 Road and, as you know, we have Fairway Drive coming out. We
10 have the Glenangus intersection. Then we have the Loyal
11 Road intersection.

12 What they're going to do probably is interject an
13 electronic traffic device. So, anybody that lives along
14 that area is going to have red, green and yellow lights
15 flashing in their living room every morning and every night
16 and all day.

17 So, that's one of the options, too. So, we need to
18 be real careful about those -- what they'll do to help us.

19 I think that's all that I have.

20 MR. HOLWECK: Thank you.

21 (Applause.)

1 MR. HOLWECK: The next speaker?

2 Jeff, excuse me. You were going to make a comment
3 when he made a comment about the two acres or two homes --

4 MR. MATTHAI: Yes. Just to clarify, the entire
5 community is 62 acres. So the density is based on 62 acres,
6 which gives you 1 unit for each half acre.

7 UNIDENTIFIED SPECTATOR: Sixteen of which are --

8 MR. MATTHAI: Right. That's to protect those
9 Natural Resource Districts.

10 UNIDENTIFIED SPECTATOR: (Inaudible).

11 MR. MATTHAI: You are correct, but that is to
12 protect the Natural Resource District.

13 (Spectator noise.)

14 MR. HOLWECK: Could we have the next speaker.

15 MR. SANTAMORE: Hello. My name is David Santamore.
16 I live at 808 Bynum Run Court. That's in Cedarday. I just
17 wanted to thank everyone for being here. It's great to see.
18 I know there's a lot of apathy in the world and it's nice to
19 see a lot of neighbors and people from the community that
20 are interested.

21 UNIDENTIFIED SPECTATOR: Cannot hear.

1 MR. SANTAMORE: Okay. David Santamore,
2 808 Bynum Run Court. That's in Cedarday. That's one of the
3 neighbors just south of this that's being planned and,
4 again, I just want to thank everyone for being here. It's
5 nice to see a lot of people that are interested in this
6 development.

7 A couple of questions or just one question really.
8 The homes that are being planned to be built on that south
9 end, those people will have jobs, I assume, maybe at APG or
10 Aberdeen. How will you drive to Aberdeen or to 95 north
11 from that area?

12 MR. HOLWECK: Those folks who are from the villas
13 would have to come out onto Cedar Lane over to Cedarday and
14 then out to 136.

15 MR. SANTAMORE: What's Cedarday? Explain that.

16 MR. HOLWECK: Cedarday is the drive below.

17 MR. SANTAMORE: Cedarday Drive. What's on
18 Cedarday Drive?

19 MR. HOLWECK: A community.

20 MR. SANTAMORE: Describe more. I'm interested.

21 MR. HOLWECK: It's a neighborhood, as you know.

1 MR. SANTAMORE: It's a neighborhood, Mr.
2 Ward, and on this neighborhood, there are homes, there's
3 families, there's kids that bike. There's elderly people
4 that walk on the street, and these 120 people -- 120 homes
5 are going to be zipping through Cedarday neighborhood.

6 So, I just wanted you to -- I'm going to give you
7 the microphone and, for the public record, you can explain
8 and you can address, you know, the people in my neighborhood
9 that are going to be affected by these cars that are
10 driving, zipping through our neighborhood going to work or
11 wherever they're going. So, take a second to explain. You
12 might want to stand up, too.

13 MR. WARD: I heard you, but explain what? Explain
14 what, please?

15 MR. SANTAMORE: This is Cedarday neighborhood that
16 they're going to be zipping through. This neighborhood is
17 going to affect our neighborhood with these cars going to
18 work at APG. They're going to be coming through our
19 neighborhood. The neighborhood is full of kids and people
20 that like to walk that are concerned about safety and speed.
21 This is our neighborhood.

1 So, I want you to kind of address, how are
2 we supposed to feel, how are we supposed to react.

3 (Spectator noise.)

4 MR. WARD: That road is a public --

5 MR. SANTAMORE: They're out here (indicating).

6 MR. WARD: Thank you.

7 That road is a public road and it's available to
8 the public to use, and they intend to use it.

9 MR. SANTAMORE: But to the grandmothers and to the
10 people with babies that use this and kids biking that I see,
11 what are they to expect when this neighborhood is being
12 built and people are driving to work?

13 MR. WARD: I don't intend to answer your question.

14 MR. SANTAMORE: Okay. Thank you, Bob.

15 MR. HOLWECK: Can we have the next speaker, please.

16 MS. OVERTURF: Good evening. My name is Laura
17 Overturf. I live at 2502 Fairway Drive in Bel Air,
18 Maryland. Moved here from Montana and thought: Oh, my God.
19 The houses are so close together. I did.

20 And, you know, the one thing that's really
21 interesting, sir, is that the moral and ethical idea that

1 you have the right to use the public road -- I want
2 to remind you, sir, that when I sat next to you at the
3 meeting early in this month, that you told me how much as a
4 child you loved riding your bike and playing in the Fairway
5 division. Is that correct, sir?

6 MR. WARD: Something to that effect.

7 MS. OVERTURF: Something to that effect, and you
8 liked it because it was so fun to ride your bike down the
9 hill and there wasn't any traffic.

10 MR. WARD: That was not part of the conversation.

11 MS. OVERTURF: That was not part of your
12 conversation. I'm sorry. I misunderstood then. I thought
13 what you said was that, when you were a youngster, you had
14 friends who lived in that area, you grew up in that area,
15 and you loved the freedom and the safety that you felt as a
16 child being able to walk and ride your bicycle without
17 sidewalks in peace.

18 Don't these children deserve the same type of
19 experience that you had?

20 (Applause.)

21 MS. OVERTURF: But I think it's money, sir.

1 Please, please reconsider because statistics lie, and
2 you can make statistics say anything you want. This is not
3 good. This is not fair. It's money, sir, and there's more
4 to life than money.

5 Thank you.

6 (Applause.)

7 MR. MOXLEY: Hi, Bob. My name is Robert Moxley. I
8 live at 2518 Fairway Drive. I have been a resident there
9 for 45 years. I know Mr. Ward. So, if I smile a little bit
10 at him, I hope he doesn't fire me.

11 Fairway Drive is a rather narrow street. It was
12 developed over 55 years ago and parts of it are only 23 feet
13 wide. We have no sidewalks like all the other developments
14 that have been built around us. So, by hooking up to
15 Clearwater and Loyal Lane -- those folks that live along
16 that road, you have my heart because what's getting ready to
17 happen to you guys shouldn't happen to anybody.

18 If they are going to bring water down your street,
19 they bring that water past your house, they're going to be
20 asking for you to hook up to sewage and water. You can't
21 bet on it, but it can happen to you. Know, it can happen.

1 But connecting to Clearwater or connecting
2 to Loyal Lane doesn't have to happen. If somebody gets up
3 and pushes the County hard enough and, if we were to get
4 some help from the developer -- I know he's got a lot of
5 muscle in this County, and he might be able to help us block
6 those roads off.

7 How many houses they build in there, I don't know
8 anything about that, but I know the safety factor for
9 Fairway is going to be affected along with Loyal Lane and
10 the fact that we don't have any sidewalks for our children
11 and, now that I'm in that neighborhood of being elderly, I'm
12 out on the street. I don't want to get run over either, but
13 I would appreciate it if we would find out who in the County
14 -- if we can put the heat on them and try to get this thing
15 changed so that you do not hook up to those two streets, we
16 would certainly appreciate that.

17 MR. WARD: Can you give them a point of contact?

18 MR. MOXLEY: Who can we go meet up? I can take you
19 on any day.

20 MR. MUDDIMAN: Contact the office of Planning and
21 Zoning.

1 MR. MOXLEY: The Office of Planning and
2 Zoning.

3 MR. MUDDIMAN: The Director of Planning and Zoning,
4 his name is Brad Killian. If you get on the County's
5 website, his picture will pop up.

6 Thank you.

7 MR. MOXLEY: It would make such a big
8 difference. We've lived there all these years and had the
9 comfort and privacy of our developments, and we want it
10 to stay like that as best we can; and I vote for Vern
11 Skinner for President.

12 (Applause.)

13 MR. HOLWECK: I believe we are on Number 14 speaker
14 or 13?

15 MR. LAUGHTON: Nelson Laughton. I live at
16 2503 Fairway Drive.

17 I've been a Fairway resident since 2002. One of
18 the primary reasons as all of you have heard and know is the
19 unique feature of this neighborhood -- and perhaps not so
20 unique -- but it's one way in and one way out. That
21 alleviates a lot of traffic on Fairway where I live

1 throughout the rest of the community.

2 Now, Fairway, in terms of number of homes, is
3 roughly the same size as Monarch Glen in the number of
4 homes. We have lived with one way in and one way out for
5 a long time and it's served us very well.

6 Why does the developer now want to make that go
7 away? I understand the why. I understand why you say, that
8 you have to connect to the stub roads, but I don't think so.

9 Additionally, you're not only exposing the Fairway
10 residents to increased traffic by connecting those, but you
11 are also exposing your future residents of Monarch Glen to
12 the same issue because traffic flows both ways, and I don't
13 think they will be happy with that as well.

14 Secondly, you say two units per acre, but you take
15 out the 16 acres for the Natural Resource Area and the
16 three acres of open space, and the number of homes per acre
17 is more almost three. So I think it's a little disingenuous
18 to say that it's only two per acre. I understand how you
19 can do it, but why don't you just say what it is?

20 Anyway, those are my comments, and everybody else
21 has spoken very eloquently on it. I will second the motion

1 for Vern Skinner.

2 (Applause.)

3 MR. HOLWECK: Are we up to Speaker 14 or is there
4 another 13? Speaker 15?

5 MR. SULLIVAN: Hello. My name is Tim Sullivan.
6 I live at 915 East Wheel Road in Fairway, and I know as much
7 about traffic as anybody sitting in here, about how many
8 cars go by.

9 I bought my lot in 1972 as a very young man and
10 thought I was moving to the sticks. I was a young man with
11 not much experience, and I bought a lot on a main road.
12 If I had the 44 years more experience like I do today, I
13 wouldn't have done that. However, I bought that lot. I
14 live in Fairway. I'm very happy there.

15 By the way, one of the reasons why I was able to
16 buy in Fairway is because the restrictions in Fairway were
17 that you could build a house as small as 1,100 square feet,
18 half the size of these houses going in here.

19 I've been listening to everybody, and I have been
20 in the land surveying business as a very young man, and I
21 have been in the real estate business and I'm not a

1 developer. I'm barely a high school graduate, but
2 I have been in business for myself for 30 years, and I
3 understand a lot about what's going on here.

4 I hear a lot of emotion. I've heard a couple
5 people make an ass out of themselves by a lady screaming
6 "Liar." Who was that over there behind me? The lady
7 hollered "Liar," that doesn't help. That doesn't get these
8 folks to want to change anything. Hollering "Liar" does not
9 help.

10 The heckling man back here who kept saying: Why
11 don't you just build a highrise? Do you think that's
12 helping you here?

13 The only way you are going to help something is
14 help yourself. I'm smart enough to know that these
15 engineers have a job to do, and it's to get the maximum
16 density for Mr. Ward. They're not doing anything illegal.
17 I happen to understand the zoning. I understand the
18 bump-up.

19 I know they're putting water and sewer in. We
20 can't get water and sewer. Nobody is going to make us put
21 in water and sewer. I agree with Vern that I don't think

1 this traffic should come through Fairway. It's very
2 dangerous. The roads are too narrow. There's no sidewalks.
3 You got to be careful because you really don't want Harford
4 County to build sidewalks in there either, so you better be
5 careful what you say.

6 Talking to these folks here is not going to change
7 anything, and I'm just being a realistic person.

8 Mr. Ward is not the devil. Everyone of us bought a
9 lot because a developer developed it. So, somebody that's
10 hollering "liar," I think that's a disgusting thing to say
11 to this man or them, and I'm a feisty Irishman, but I've
12 learned to say what's on my mind. Don't be idiots.

13 Go to Harford County Government. Go to the
14 Planning and Zoning Office either yourselves, as a group.
15 Force a meeting. It will not happen here.

16 These people aren't here to change this plan for
17 you, unless I'm mistaken. Their goal is not the change the
18 plan for you. If you go to Harford County and you can
19 convince Harford County Planning and Zoning, the Department
20 of Public Works, the people in charge of the roads at
21 Harford County, convince them that you don't want people

1 coming through Clearwater Drive, you need to
2 convince them.

3 Everybody here is somewhat of a NIMBY, not in my
4 backyard. Well, so was I. I bought a lot on Wheel Road in
5 1972, and the beautiful Glenangus Horse Farm was across the
6 street from me. Well, did I love that? Yeah.

7 I also within about three years become a realist
8 enough to know that, if I really wanted to look at it long
9 enough, I better buy it because somebody was going to do
10 something just like they did on the Kilby Farm which is
11 Fairway.

12 We all live in a development. So, they're all not
13 evil. It takes -- I believe it's incumbent upon anybody in
14 here who doesn't like what's going on to contact the County
15 people. Don't wait until we get to a D.A.C. meeting; it's
16 too late.

17 I have a curiosity question. When this property
18 was in for comprehensive rezoning and got the rezoning that
19 it did six or seven years ago, how many of you went to
20 protest the zoning?

21 UNIDENTIFIED SPECTATOR: Didn't know anything about

1 it.

2 MR. SULLIVAN: Well, the funny part about it is
3 it's advertised. It's in the paper. See, the only time we
4 ever want to come to these things is when somebody writes us
5 a letter to tell us they're getting ready to do something.

6 UNIDENTIFIED SPECTATOR: We came because of a sign
7 that was posted.

8 MR. SULLIVAN: That, too. Well, a letter got sent
9 to the immediate adjoining properties. One of those -- I'm
10 not an adjoiner. I didn't get a letter, but somebody called
11 me in a panic saying: Oh, my God. You know what they're
12 getting ready to do? Well, they're getting ready to do
13 something that's legal. It's not illegal.

14 So, in the Comprehensive Rezoning, I mean,
15 everybody wants to think, well, it's somebody else's fault
16 that something got zoned. When the Vaughs put in for
17 rezoning -- and about ten people raised their hands -- you
18 could have all gone and raised holy hell about not wanting
19 the property zoned.

20 UNIDENTIFIED SPECTATOR: Did you read the sign on
21 Wheel Road?

1 MR. SULLIVAN: No.

2 UNIDENTIFIED SPECTATOR: That's right. Nobody else
3 did either.

4 MR. SULLIVAN: It was in the newspaper.

5 UNIDENTIFIED SPECTATOR: Oh, yeah. How big?

6 MR. SULLIVAN: Well, you can argue with me, but
7 it's incumbent upon you, not --

8 UNIDENTIFIED SPECTATOR: (Inaudible).

9 MR. SULLIVAN: You know, three quarters of the
10 people in the United States don't vote either. Well, I just
11 told you, I'm not smart. I barely got through high school,
12 but I can tell you, I'm smarter than you.

13 (Spectator noise.)

14 UNIDENTIFIED SPECTATOR: Saying that you're smarter
15 than him isn't a way to conduct a meeting either.

16 MR. SULLIVAN: Say that again. This man just said
17 I'm smarter than him.

18 UNIDENTIFIED SPECTATOR: No. That's what you said.

19 MR. SULLIVAN: No --

20 UNIDENTIFIED SPECTATOR: No. You said you were
21 smarter than him.

1 MR. SULLIVAN: After he said --

2 UNIDENTIFIED SPECTATOR: You're about ready to get
3 yourself in trouble.

4 MR. SULLIVAN: With who?

5 UNIDENTIFIED SPECTATOR: With everybody here.

6 MR. MUDDIMAN: Gentlemen, gentlemen, please.

7 MR. HOLWECK: Thank you. Can we have the next
8 speaker, 15 or 16?

9 MR. MUNDTH: My name is Jeff Mundth. I live at
10 1001 Shelburne Road.

11 UNIDENTIFIED SPECTATOR: Speak up.

12 MR. MUNDTH: I live at 1001 Shelburne Road. Jeff
13 Mundth. We live on the corner of Shelburne and Fairway.

14 Of everybody who has spoken here today, I can tell
15 you that any car that comes in or out of the new development
16 using Clearwater will come right past my house. So, I have
17 a particular interest in what happens here.

18 I won't spend any time going over the same
19 rationale that everybody else has. I do agree with much of
20 what's been said tonight regarding Fairway as a development
21 which has provided a wonderful environment for bringing up

1 our family.

2 I would just be interested in knowing whether the
3 new development is scheduled to have sidewalks and curbs on
4 their roads and what the reason for that would be,
5 recognizing obviously that Fairway does not have sidewalks,
6 does not have curb and would either -- well, show some
7 rationale as to whether funnelling all of the additional
8 traffic through Fairway would be advisable or not.

9 Apart from that, I would reiterate Mr. Sullivan's
10 comments. Our beef is not with the developer. It is not
11 with the engineers who are doing their job to serve his
12 interest. Our beef needs to be taken to the County, and I
13 would strongly urge everybody to get out a piece of paper
14 and a pen and compose a letter and send it off to the
15 County.

16 Obviously, there is strength in numbers and, if
17 everybody can do that, we might be able to have the impact
18 that we are looking for.

19 Thank you.

20 (Applause.)

21 MR. HOLWECK: Just to answer his question, there

1 will be sidewalks on both sides of the roadway, and
2 we also have pedestrian trails within the open space areas.

3 Speaker Number 17?

4 MS. MACKENZIE: My name is Marian MacKenzie.

5 I live at 2504 Fairway.

6 I do have a couple of questions. One, I just
7 wanted to make sure I got the name correct because I will be
8 writing a letter to the County regarding the optional use of
9 the stub roads. Was that gentleman's name Brad Killian?

10 MR. MUDDIMAN: Correct.

11 MS. MCKENZIE: The two previous speakers had good
12 points. You know, you can't shoot the messenger, so I think
13 that, if we within the Fairway community, everyone wrote a
14 letter, that's 120-some letters. If we got everyone in
15 Cedarday to write a letter, that's quite a few letters,
16 and the other people that live on Wheel Road, if they were
17 to write letters, I think that would be quite a County
18 response; and if you have two people in your household,
19 write two letters.

20 But I think it's important that we let them know
21 that it would not be safe. Some gentleman mentioned that

1 the road in Fairway was 23 feet wide. Mine is 20.
2 I live at the intersection of -- I don't even know what the
3 name of the road is. It's Fairway and Sea something --

4 UNIDENTIFIED SPECTATOR: Seamount.

5 MS. MACKENZIE: Seamount. Thank you. Twenty feet
6 wide. Our children stand out in the street. They walk to
7 the corners for the schoolbuses. So I don't really think
8 that all that traffic would be reasonable in that
9 development.

10 The second question -- one of the questions I had
11 is: Of the 31 acres of open space, exactly what percentage
12 of that is developable land? I notice that you have quite a
13 few gradient lines on the map which we can all see does not
14 really look similar to the development around our area.

15 So, my question one was: What percentage of the
16 31 acres of open space is actually developable land? So,
17 really you're talking about protecting natural resources.
18 I want to know how much of it you could even develop to
19 begin with.

20 MR. MUDDIMAN: We would have to get back to you
21 with that. It is not on our plans.

1 MS. MACKENZIE: Okay. I didn't see it there.
2 Even with my glasses on, I couldn't see it.

3 So, you know, you talk about protecting natural
4 resources. I think perhaps a lot of it you wouldn't be
5 able to develop anyway just looking at the gradient lines
6 that are on the plan that you gave us.

7 Secondly, I would like to know the lot size for the
8 individual homes. Are they on quarter-acre lots or
9 -- you said that they had 78-foot frontal width, but what is
10 the actual size of the individual home lots?

11 MR. HOLWECK: They're actually proposed around 8
12 to 9,000 square foot.

13 MS. MACKENZIE: Which is roughly what acreage?

14 MR. HOLWECK: Roughly one-fifth.

15 MS. MACKENZIE: One-fifth of an acre.

16 MR. HOLWECK: Right, but they have a buffer behind
17 them. So, we could add that buffer on and it would be
18 larger, like a quarter-acre lot.

19 MS. MCKENZIE: I think a lot of people have noted
20 that the development really is in stark contrast to a lot of
21 the development in the surrounding areas. Then, at the

1 previous meeting, you made mention that you were
2 trying to develop a Glenangus type of community. So, with
3 that being said, I would expect to see full masonry
4 construction, side-load garages. Is that going to happen?

5 MR. MUDDIMAN: I made that comment, and let me
6 explain what I meant.

7 Glenangus is zoned R-1, similar to Monarch Glen
8 and, in fact, used the NRD adjustment in order to build the
9 townhomes in Glenangus..

10 MS. MACKENZIE: We're talking about the
11 construction of the actual houses. Are they going to be
12 full masonry with side-load garages?

13 MR. MUDDIMAN: No.

14 MS. MACKENZIE: So, I think calling it
15 Glenangus-like is far-fetched.

16 MR. MUDDIMAN: Okay.

17 MS. MACKENZIE: The other question I want to know
18 is who exactly is doing to traffic study, and you're talking
19 about the intersections. The only intersections that would
20 be affected within that area is the Laurel Bush circular and
21 the intersection at 543 and Wheel Road since those are the

1 only intersections in that area.

2 Who is doing the traffic study?

3 MR. MUDDIMAN: The traffic study will be done by
4 a company called Traffic Concepts and, again, that would be
5 available at the County for review.

6 MS. MACKENZIE: So, if we have any questions
7 about that, we can contact them.

8 Let's see. The other questions that I had -- I
9 think that was probably about it, but I think that I really
10 would like to encourage everyone to write a letter to the
11 County, Brad Killian. Get your neighbors involved. You
12 have homeowners associations in some of the larger
13 developments. We do not.

14 Then, just a personal aside, I looked for five
15 years to buy a house in Fairway, five, because it had one
16 way in and one way out, large lot sizes that were flat,
17 all masonry houses that were built to last. I would be
18 majorly disappointed to see all the traffic that is proposed
19 to come through that neighborhood and, not just once the
20 development is done, but the construction traffic, the large
21 vehicles that are going to be coming through there. Our

1 roads are already cracking on the edges. They are
2 already being interceded with grass which is causing them to
3 fall off at the sides, and they're not planning on doing any
4 type of modification or improvement to our roadways.

5 If you start adding the tonnage that's going to be
6 coming through there with construction vehicles, I think
7 we're going to see a dramatic decline in the quality of the
8 roads that are in Fairway.

9 So, I really believe we need to address those
10 issues. They need to be -- the fact that our children are
11 standing out on the street corners, the tonnage that's going
12 to be coming through there, the width of the road, and the
13 traffic -- not to mention some of the people talked about
14 the blind turns and the 90-degree turns. So, there you go.
15 That's all I have to say. Thanks.

16 (Applause.)

17 MR. HOLWECK: Just to answer one of her questions,
18 the construction traffic would be restricted to Wheel Road
19 in the proposed connection.

20 UNIDENTIFIED SPECTATOR: How would you restrict it?

21 MR. HOLWECK: The vendors will be notified and

1 signs will be posted.

2 MS. MACKENZIE: If you were to make the Wheel Road
3 access road like the main access -- and I know you were nice
4 enough to buy acreage along that area, then is there an
5 option that we could make Cedar Lane that it would
6 go out to 136, another major entrance and exitway, because
7 I believe that that is the least populated lane. If you
8 were to go those two ways, two major entrances and exits,
9 certainly people that are going to be going to Edgewood and
10 Aberdeen would choose to go out Cedar Lane to 136.

11 MR. HOLWECK: I understand. The traffic study
12 will actually document if they would be the main access
13 points. So, when we get the traffic study complete, you'll
14 see the trips per day come out each of these four
15 intersections, and that will answer your question.

16 MS. MACKENZIE: So, they are going to be factoring
17 in trips per day?

18 MR. HOLWECK: Right. Your a.m. and p.m. trips,
19 correct.

20 MS. HORST: Peggy Horst, 909 Clearwater Drive.
21 So, I live right on Clearwater Driver right where the

1 stub road comes into the new development. So,
2 needless to say, I am totally against the stub road
3 opening, but I have a question about that.

4 There is a lot of houses here and a lot of traffic.
5 Is it possible that the County is saying that they need to
6 open those stub roads because there is so many houses and,
7 if you limited this to individual houses, is it possible
8 that they would, you know, maybe not see it that way?

9 MR. MUDDIMAN: You would have to ask them, but I
10 don't think so. I think they're going to require that
11 connection through in any case with 50 homes.

12 Again, I think it's been brought up. Talk to the
13 County. We can remove it, but it's not our choice. We've
14 heard this. We hear you.

15 MS. HORST: Okay. It was just a thought.

16 Also, you have some preserved areas for natural
17 resource protection. Are you going to do an environmental
18 survey, and will that be available for our review?

19 MR. MUDDIMAN: There is a wetlands study that has
20 been done. That will be included in the forest stand
21 delineation. That plan will be available at the Office of

1 Planning and Zoning for the public to review.

2 MS. HORST: What about for wildlife, flora, fauna,
3 anything like that?

4 MR. MUDDIMAN: Some of that -- it doesn't go into a
5 lot of detail, but some of that information is in the forest
6 stand delineation and the environmental report that will be
7 available at the County.

8 MS. HORST: Okay. Thank you, and one more
9 question.

10 The lighting that you're going to put in this
11 neighborhood, is it going to be overhead lighting or is it
12 possible, if you are planning that, that you could keep
13 something lower to the ground so that it doesn't disturb the
14 other areas?

15 MR. MUDDIMAN: You are referring to the
16 streetlights? Streetlights are designed by BGE and approved
17 by Harford County. So, the developer doesn't have much
18 input on the types of lights, but they're pretty standard
19 throughout the County. So what you see in other communities
20 would be the type of lighting that would be proposed here.

21 MS. HORST: I like our dark community. It's very

1 nice. Thank you.

2 MR. HOLWECK: Thank you.

3 MR. LEITER: Hal Leiter, 613 Cedar Lane.

4 I've heard everybody here talking about how great
5 Fairway is, but nobody seems to care about Cedar Lane at
6 all. Everybody wants to push everything out onto Cedar
7 Lane, but I live right there where the entrance is, where
8 the main entrance is supposed to be established, and nobody
9 seems to care that my whole road which has nobody on it
10 right now, hardly any traffic -- and we love it that way --
11 is now going to have all the traffic being pushed out.

12 (Spectator noise.)

13 MR. LEITER: So, everyone is talking about Fairway
14 and Loyal Lane and, believe me, I agree with you. I didn't
15 agree when Cedarday was developed, you know, and everyone
16 here from Cedarday, I appreciate the support but, you know,
17 the thing is, when that traffic comes out onto Cedar Lane,
18 it's going to go right onto Cedarday and it's going to be a
19 lot of traffic pushing through that development, which is
20 already -- I mean, I know they put in a traffic suppression
21 over by the park, but that's not going to do anything when

1 everybody starts coming through because they find out
2 it's a nice quick shortcut out to 136.

3 Also, the only other question is, the drive that
4 goes back to the Dowling (phonetic) house right now, is that
5 going to be improved? Because now you have seven houses
6 back there, are you going to leave it as a natural driveway
7 which basically dumps into my house?

8 MR. MUDDIMAN: It will be improved, but it will be
9 improved to a wider driveway. It won't be built to a road
10 standard.

11 MR. LEITER: It won't be a road. Okay. Cool.
12 That's all I got. Thank you.

13 MR. HOLWECK: Next speaker. Are we up to 19 or 20?

14 MS. MOORE: Samantha Moore, 916 Shelburne Road and
15 1517 Wheel Road. I have two interests in this because, not
16 only do I have a house in Fairway, but I also have a house
17 in Todd Lakes as well.

18 My father was Eugene Todd of Todd Lakes. He was
19 the developer, and he controlled most of the building that
20 was done. It was done by builders, but he controlled it
21 and, as you guys all very well know, that Todd Lakes private

1 road comes down to the end, comes to a house and
2 stubs over to our neighborhood.

3 It was offered by the County and they suggested
4 that he connect it to Fairway to make an exit out of the
5 Todd Lakes private road in addition to the front entrance
6 that they already had. He didn't want to do it, but he had
7 to throw it out there. He threw it out there. About eight
8 members showed up and said they didn't want it done. Eight
9 out of ten people said they didn't want it done, and he
10 decided not to connect it.

11 (Applause.)

12 MS. MOORE: So he, as the person that owned the
13 property and developed it and handled all of the development
14 chose at a County meeting not to continue with that. He
15 decided that it wasn't in the best interests of anybody.

16 Also, Todd Lakes has no sidewalks, as does Fairway
17 have no sidewalks. It was suggested that sidewalks were put
18 into Todd Lakes. He also declined that because he didn't
19 want the people to have to worry about the sidewalk
20 maintenance because they had the nice long driveways down to
21 the road where they have their single entrances to their own

1 neighborhood.

2 Also, my grandfather owned Todd Lakes I and II. He
3 had the option to connect neighborhood one to neighborhood
4 two and to the private road. He chose not to so, that way,
5 no one would be cutting through Todd Lakes II to get to
6 Wheel Road faster or cutting through I to get to Wheel Road
7 faster from the opposite neighborhood.

8 He made those choices as the land owner and the
9 developer and listened to our community and knew exactly in
10 his heart what was right and what to do.

11 So I hope that Bob takes the same consideration
12 that Eugene Todd took when he built Todd Lakes I, II and
13 Todd Lakes private road right next to our neighborhood.

14 Also, I'm very concerned with the whole point that
15 we don't have sidewalks -- our roads are very narrow --
16 about the animals, the people that walk in our neighborhood.
17 I'm worried about the sewer and the water traffic, you know,
18 concerned about that. They're saying they may run it
19 through our neighborhood and we may have to connect to it
20 and we may not.

21 There's a lot of unknowns. I'd like to know a lot

1 more. We don't seem to be getting much information
2 at these meetings. It's kind of like us all yelling at
3 somebody who it's not really their fault.

4 So I do suggest that we all write to our County
5 person and get some more information and, hopefully, once
6 some more meetings come in, they let us know what's going
7 on, that we all continue to please attend, and maybe we
8 could also notify the Todd Lakes people and get more
9 Cedarday people involved because this involves them as well.

10 (Applause.)

11 MR. MOORE: Jonathan Moore. I'm married to this
12 wonderful woman over here. We've lived in Fairway since
13 2000. It's a wonderful, wonderful neighborhood. Love all
14 my neighbors. Everyone's great.

15 I understand development's a natural thing.
16 There's some caveats to it, though.

17 When you talk about developing, it's done in
18 several different ways, one of which is a classy way which
19 is building a neighborhood where there's some acreage to
20 homes. You are not cramming everyone where, if you sneeze,
21 you hit your neighbor which is what this neighborhood pretty

1 much looks like. If you pretty much walk out your
2 door, you're running into your neighbor.

3 So, it is not like we wouldn't want a neighbor next
4 to us, although it's nice to have some piece of Harford
5 County that's not developed, which is almost nil now.

6 It's understandable that you want to put a
7 neighborhood there, but I just think that that thing looks
8 like insanity when you zoom out and look at the rest of the
9 neighborhoods nearby. That looks crazy right there. That
10 just looks like greed and maximizing as much potential out
11 of the little bit of acreage there.

12 So, you know, I understand money. I understand
13 everything. I'm a businessman, but I think that, if you
14 were to tone that down, make it a little bit classier of a
15 neighborhood, give people an actual yard to let their dogs
16 run around in and enjoy, then you might be able to do two
17 roads. You don't need four roads to go into a neighborhood
18 unless you try to put eight million people into that little
19 bit of area.

20 So, you know, I mean, I guess we'll write our
21 County people and talk to them but I just think that, in the

1 world of development, it has gotten out of hand. I
2 think that everyone is all about the buck now. and I think
3 if we could go back to the way her grandfather developed
4 which was class and space and neighborhoods, then, you know,
5 it would also be a moot point because you wouldn't have
6 eight million people driving out of one neighborhood.

7 That's all I got to say.

8 (Applause.)

9 MR. HOLWECK: Next speaker, 21.

10 MS. BETZ: Hi. I'm Sheri Betz from 2266 Green
11 Cedar Drive. I live in the Cedarday community, and I'm kind
12 of repeating what some of the other people have just said,
13 but I don't understand why the density --

14 UNIDENTIFIED SPEAKER: Can't hear you.

15 MS. BETZ: I'm sorry. Can you hear me now?

16 It's the same thing. The density just seems very
17 high, and I just think about just me personally do probably
18 four to six trips out of my house a day and then you think
19 of how many people are going to be using those roads.

20 Also, I am concerned about the Cedar Lane going
21 towards Wheel Road. It's very narrow. It's curvy. I don't

1 think I have gone a day on that road and not seen
2 somebody crossing over the double yellow line. Buses can't
3 get down that road without crossing the line. In fact,
4 today, the road was shut down because of an accident, and
5 I've seen several accidents on that road where it had to be
6 shut down because somebody is going too fast, it's too
7 curvy, it's wet, it's got leaves on it, et cetera. So, that
8 would be an improvement that I would think would be
9 extremely important.

10 I think you answered this question already.
11 All construction vehicles would be using just Wheel Road?

12 MR. HOLWECK: Correct. We would strive to push
13 that to keep it off the main access point which would be
14 Wheel Road.

15 MS. BETZ: So, how are you going to control that?

16 MR. HOLWECK: How we do it, we notify all the
17 vendors. We put signs up. We have to enforce it because
18 if we get a new vendor and they're not aware of something or
19 the driver's GPS takes them in a different way.

20 So, we do it in other communities. It has a very
21 good success rate, but you will get a few that might come

1 into your neighborhood occasionally.

2 MS. BETZ: Then who do we report that to?

3 MR. HOLWECK: Call the developer.

4 MS. BETZ: Call the developer.

5 I understand the traffic engineer is hired by you
6 personally. Does the County do any traffic studies as well?

7 MR. MUDDIMAN: The County and the State will review
8 the traffic study.

9 MS. BETZ: I guess my question is -- this isn't my
10 first rodeo. I was actually involved in litigation
11 with a developer for about five years. It went on for about
12 five years, and we personally hired our own engineer which
13 did not match up with the developer's engineer.

14 So I was kind of curious on, like, how that would
15 work between you and knowing whether it's not biased. I
16 don't know if you have a response to that or --

17 MR. MUDDIMAN: They have a set of rules to go
18 by in the County, and the State reviews their document.

19 MS. BETZ: And then I also understand when you say
20 "intersection," you're not looking at the number of cars
21 currently leaving Cedar Lane and leaving onto Wheel Road.

1 You are just talking major intersections.

2 MR. MUDDIMAN: Major intersections, correct.

3 MS. BETZ: Okay. Would that not be an important
4 study to look at? Not just Cedar Lane but also Fairway and
5 all the other smaller roads.

6 MR. MUDDIMAN: The County will tell us which
7 intersections to study. The County and State have a
8 meeting. They set up the scope and the area to study
9 including the intersections, and that's the intersections
10 that the traffic consultant will analyze.

11 MS. BETZ: Then, the other guy with Cedar Lane -- I
12 know everybody wants their road not to be it, but we are
13 also a community. We also have kids. We also -- same
14 thing. We have bad problems now with major speeding down
15 that road also trying to cut through to 136. So, the same
16 pertains to Cedar Lane as well.

17 I think that's it. Thank you.

18 MR. HOLWECK: Thank you.

19 Speaker Number 22.

20 MS. JAHNIGEN: My name is Amy Jahnigen. I live at
21 906 Cedarday Drive.

1 You guys have heard that road mentioned
2 several times tonight. My two major concerns are traffic
3 safety and school overcrowding which I don't think has
4 gotten enough attention tonight as well. I have three small
5 children, twin seven year olds and a two year old. So,
6 we're going to be in the School System for awhile.

7 The first concern is traffic. Several years ago
8 when they extended the road up to 136, I, you know, with
9 other neighbors, tried to fight it. I was at many County
10 meetings and things like that and we lost, of course.

11 But as you can see, the road connects, and everyday
12 I look out my window and see cars racing down because it's
13 very hilly and we have sidewalks, but it still is not safe.
14 So, the thought of 250 minimum cars, you know, you think
15 about 124 homes, minimum two cars per house going, cutting
16 up there at least several times a day, I mean, it just -- it
17 makes me sick and it just makes me fear for my children's
18 safety. It really does.

19 You know, just doing simple math, I help my kids
20 with their homework every night. Sixty-two acres times two
21 is exactly 124 homes. So, you used every ounce that you

1 could to smash as many homes in there, and I think,
2 you know, that we all know that land -- you know, nothing is
3 sacred. Land could be developed, but I think that there's a
4 smart way to do it, like several people have mentioned, and
5 what actually is going to blend with the neighborhood is not
6 a fifth-acre lot sizes. It just doesn't make sense.

7 Looking at the number of children that are going to
8 move into these homes, right now Homestead Wakefield
9 Elementary School, which is where my children go, which is
10 where this community is zoned for, is over capacity. They
11 have 952 kids enrolled, and the capacity is 907. That's 105
12 percent.

13 I spoke with the school last week when I was in
14 there volunteering, and they're a little bit off on the
15 forecast looking at this. I looked back and I pulled up on
16 the County website what they projected. Two years ago at
17 that school they had 900 kids. That's 52 children off.
18 Even what they projected last year that would be enrolled
19 this year, they're off by, like, 30 children.

20 So, the enrollment is only increasing and you look
21 at -- these homes are going to appeal to young families.

1 There's two playgrounds proposed, so I know you talk
2 about buy up and buy down but, if you're going to have
3 playgrounds, you're encouraging young families to move in.

4 All these homes have four bedrooms plus, it looks
5 like, which, again, for someone that's downsizing doesn't
6 seem to jibe.

7 So, I think that, you know -- I'm just asking you,
8 Mr. Ward, just to reconsider what you're proposing. I
9 understand that this is your business, but just think about,
10 like, how it's going to impact the families and the
11 neighbors that this is connecting, and maybe something that
12 would be similar to what the neighborhood is connecting
13 would be more appropriate.

14 I do have one question for you, too. Do you
15 currently own this land, or are you only going to buy the
16 land or is it owned by other people that you would just buy
17 if this got proposed or approved?

18 MR. WARD: I am under contract to purchase it. I
19 do not own title to it.

20 MS. JAHNIGAN: All right. Thank you guys very
21 much, and I appreciate the neighborhood support and I

1 encourage, just like everyone else, to go to Council
2 meetings, write your Council people, and just let them know
3 because, the more they hear our voices because we're
4 impacted, and I just urge you to really think about what you
5 heard tonight and just reconsider your proposal.

6 Thank you.

7 (Applause.)

8 MR. HOLWECK: Speaker Number 23?

9 MR. FICO: Charles Fico, 507 Cedar Hill Court.

10 I know water and sewer were mentioned. What are
11 the utilities in terms of, like, electric. In other words,
12 how are they going to enter the neighborhood?

13 MR. MUDDIMAN: It's likely gas and electric would
14 be extended to the community. Again, BGE designs those
15 utilities. We have little say in where they bring the
16 utilities into the community.

17 MR. FICO: In terms of the retention pond, are
18 those tops? Are they going to exit to streams or attach to
19 other waterways? The reason I ask is, we have a retention
20 pond. Just wondering what kind of impact it will have.

21 MR. MUDDIMAN: It would be set up the same way.

1 There's a new stormwater management practice today
2 that we have to follow as compared to ten years ago. It's
3 called environmental site design, which means there are more
4 smaller facilities rather than just one pond where you pipe
5 everything to one pond. This will have many small
6 facilities. They will discharge into the stream eventually.

7 MR. FICO: Then, in terms of the open spaces, the
8 plan for covenants or however, is it going to be open to the
9 surrounding communities, or is the intent that the
10 playgrounds and so forth would just be accessible to this
11 community?

12 MR. HOLWECK: That question has come up in the
13 past. From a legal point, we're not sure how to address it,
14 but it would be nice to be open to the surrounding
15 communities but, again, the HOA would be -- those 124
16 homeowners would be paying dues every month, so we can
17 look into that.

18 MR. FICO: Just the final question is, I understand
19 it's not part of the County's requirements to add traffic
20 calming; but, if everyone here in the surrounding
21 neighborhoods were interested and then the developer would

1 be interested to assist the County in making the
2 decision to put in those devices, you as the developer,
3 would you be interested in working with the community to put
4 features like that in?

5 MR. WARD: Of course.

6 UNIDENTIFIED SPECTATOR: We can't hear.

7 MR. WARD: I'm sorry. I said: Of course.

8 MR. FICO: Thank you.

9 MR. HOLWECK: It was traffic-calming devices like
10 humps and --

11 UNIDENTIFIED SPECTATOR: Speed bumps.

12 MR. HOLWECK: I call them speed humps.

13 Speaker Number 24?

14 MR. SECCURRO: Thank you. I'm William B. Seccurro.
15 I live at 905 Shelburne Road, Bel Air. I've been a resident
16 of Fairway for 41 years, my wife and I. We bought our lot,
17 by the way, in 1970 from warden Bosely (phonetic).

18 I have talked to our County Councilman of District
19 C, Mr. Jim McMahan. He advised me to make sure for the
20 public record we entered the points that we wanted to make
21 sure that everybody wanted to get to the County Council

1 because my understanding, Paul, Bob, that the County
2 Council people do see the transcripts; correct?

3 MR. MUDDIMAN: That is true.

4 MR. SECCURRO: Okay. So, I'm going to try to be
5 succinct because I know you all want to get to the debate,
6 the Republican Debate.

7 There are a lot of us in here that have been
8 long-time residents of Fairway and have been treated very
9 well in our community. We didn't need stub roads connected
10 for snowplows or mail trucks or schoolbuses. Okay. The
11 entry to Fairway -- as you all know, we're a no-exit
12 community. It provides us with security and safety by
13 limiting the traffic primarily to residents of Fairway.

14 The entry to Fairway is at the narrowest point of
15 Wheel Road with no acceleration or deceleration lanes nor
16 center turn lane for safety of exiting or entering into
17 Fairway.

18 Traffic on Wheel Road has increased in volume and
19 speed in the two -- since the two phased upgrades to this
20 road. It has become dangerous to exit or enter Fairway with
21 the current level of traffic from Fairway community.

1 We maintain the entry and exit ourselves.

2 The shrubbery has been recently trimmed to make it safer,
3 and some of you have contributed to that effort. We do have
4 a community homeowners association, and we have covenants
5 and restrictions developed by Warden Bosely and then
6 ultimately turned over to our community. Some of you may
7 not be aware of that because future realtors did not pass
8 those along to home buyers.

9 Roads in Fairway. Fairway is 50 years old. No
10 improvements to the road system in this community during
11 these 50 years. The first one third of Fairway Drive has no
12 curbs, stormwater management, nor lane striping. This is
13 considered the first phase of Fairway. Both Fairway Drive
14 and Shelburne Road were designed with curves to slow the
15 traffic.

16 Walkers, bicyclists, children playing near or in
17 the streets can be assured that the traffic travels at a
18 safe speed and that generally the drivers know and are part
19 of the community.

20 Fairway is a community with about 80 to 90 homes.
21 The proposed development would be 30 to 40 percent larger

1 than Fairway and generate at least two to three
2 times more traffic. This increase in traffic could not be
3 accommodated by Fairway Drive -- pardon me -- Shelburne Road
4 or Clearwater Drive or the entry to Fairway from Wheel Road
5 which will bear the brunt of the additional traffic.

6 Winter weather. We're sitting here. It's raining
7 like cats and dogs, but we've had some pretty nice weather
8 during these discussions. Winter weather plays even more
9 havoc on the roads and streets in Fairway as snow often
10 reduces them to single lane to become hazardous at the
11 entrance -- it becomes hazardous at the entrance of Wheel
12 Road as visibility is reduced, and two lanes are barely
13 acceptable. Piles of snow make it difficult to see traffic.

14 Parking on the narrow streets in Fairway also
15 reduces the width of the streets to often a single lane
16 under the current traffic conditions. Add the potential of
17 twice as many vehicle trips per day and it becomes a safety
18 (sic) for walkers, bicyclers, and children.

19 Now, I'm pleased that Eugene Todd's granddaughter
20 is here because I was at and testified at the hearing
21 regarding Todd Lakes wanting to connect to the stub roads of

1 Channery and Londonderry. We brought up the same
2 concerns then about the entryway and using Fairway Drive
3 and, even though he was proposing two- to three-acre lots,
4 we still had traffic concerns.

5 Mr. Todd withdrew his request to the County and
6 it never came up again. I brought that point to our
7 Councilman. In conclusion, the roads -- using roads is an
8 exaggeration, by the way; they're streets -- in Fairway are
9 50 years old and were never built for the potential
10 increase in traffic which could potentially be more than
11 500 additional trips per day, and I'm not a traffic study
12 expert; but I'm just looking at two vehicles per proposed
13 home.

14 The streets barely suffice for the current
15 residents of Fairway, let alone the traffic which could
16 materialize. I intend to oppose at every opportunity this
17 development from accessing Vaughn Farms, the Vaughn Farms
18 via Fairway. I am sure the Fairway Community Association
19 will as well.

20 So, thank you very much. Thank you for the
21 opportunity. Bob, thank you, and we do intend to follow

1 up with Councilman McMahan and others in Planning
2 and Zoning.

3 So, thank you.

4 (Applause.)

5 MR. HOLWECK: We have ten minutes remaining in
6 this meeting. So, is there a Speaker Number 26 and is there
7 a 27? We got to be out of here at 8.

8 MR. CHRISTENSEN: Pete Christensen, 501 Cedarhill
9 Court 21015.

10 I appreciate everyone coming out today. I agree
11 with pretty much everything I've heard. I appreciate how
12 it's all been articulated, and I think we've had a lot of
13 points come up again and again, and I hope those are really
14 taken into consideration.

15 I also agree that these guys are not here because
16 they want to change for us. They're trying to do something.
17 They're trying to go maximize their profits on this piece of
18 land, and it's a business deal for them. For us, it's our
19 neighborhood, and so we really do need to work with our
20 local government officials, have our voices heard, and then
21 work with these guys as well so that we can come to, you

1 know, kind of a best way for everyone to develop this.

2 So, that's my overarching comment. Now I'll
3 try just to bring up a couple of things I haven't heard.

4 In Cedarhill Court, we only have 13 houses, but
5 we are immediately down from this. We are all on well water
6 and, from the last meeting, I talked to a lot of other
7 neighbors in the surrounding communities that are also on
8 well water. So, I've also found out that we are not tied
9 into an aquifer. So it's not like we have this aquifer that
10 we're tied into. We are dependent on the natural filtering
11 from the foliage and the ground, and so the wells have to be
12 so deep. I have very serious concern.

13 I pay taxes. You know, even though it's well
14 water, we have to pay taxes just to use that. Unlike city
15 water, our water doesn't get tested. Most of us get
16 it tested when we buy our property but then, after that,
17 nobody comes out because we pay taxes to use it -- comes out
18 and checks that it's okay.

19 I have very, very serious concerns about what this
20 is going to do to the naturally filtered well water that
21 I'm on and that so many other neighborhoods are on. I

1 think, you know, right around there, all those neighbors,
2 immediate neighbors, are on well water and it's not going to
3 matter for those homes because they're going to be on city
4 water. I don't expect where we are that there's going to be
5 any tie-in to city water, and I like my well water. But
6 that's because it's clean and pure right now.

7 So, that's a concern I haven't heard. So, I want
8 to raise that because I think it's going to affect a lot of
9 people in this room.

10 Secondly, Charlie Fico brought it up just a little
11 bit, but I am concerned about the soil erosion, you know,
12 and what study is going to be done for that. I understand
13 you've got your stormwater management ponds, but I can tell
14 you our neighborhood, only eight years into the neighborhood
15 in 2009 -- it was built in 2001 -- we had major problems
16 with our stormwater management pond and putting an
17 additional load. Because we are right downhill from that,
18 I have very serious concerns about that.

19 We're a neighborhood of 13 homes. The price
20 tag for us back in 2009 was, you know, \$18,000. Split that
21 across 13 homes; that didn't make anybody very happy. So, I

1 haven't heard that brought up to the extent that I
2 wanted it to be brought up. If you can, let me know what
3 studies will be done to determine what kind of impact there
4 will be on soil erosion because we are right downhill from
5 that. I think there are a lot of other houses that are down
6 from it, but we are just immediately down from the
7 development.

8 Then, the last thing, if you get to be Number 26
9 speaker, that means you probably came in a little bit late,
10 so I did not catch -- I'm going to call it the R-1 magic
11 that's going on. If there was an explanation, I would love
12 to get it as to how this can be done because it's certainly
13 not in the spirit of R-1, and it's really not even in the
14 spirit of R-2. There's so much heavy density of homes
15 because, really, the spirit of it is -- and I understand
16 there is exceptions and, right now, I'm sure you're within
17 something that you can propose that obviously hasn't gotten
18 approved yet, and that's why we're all here. That's why we
19 want to have input, and that's why we're going to talk to
20 our government officials.

21 But I don't see how -- those are tiny lots, like

1 you said, a fifth of an acre at most. You know,
2 that's -- we're not even talking R-2 now. That's the
3 single-family homes, let alone the townhomes.

4 So, if I missed something there because I came
5 in late, I'm not sure how you are justifying it as R-1.
6 I understand the math, all decided -- the whole divided
7 by but, again, I don't think you can develop on any of the
8 wetland pieces, and we don't know what part of the wetland.
9 We're going to get that answer.

10 So, I just think -- you're certainly hearing from
11 everyone. If you zoom out on this and see what's around
12 it, there's nothing like this anywhere close by and so it
13 just doesn't fit. It just doesn't fit, and I don't think
14 we would be opposed to homes that are in the style and with
15 lot sizes in the surrounding area.

16 I really don't think we would as long as all the
17 appropriate studies had been done and it's not terribly
18 negative as far as effect on traffic, schools and all that
19 stuff. Everyone has said it.

20 But I sure would like you to consider that.

21 I understand this is a business, so we need to understand

1 that as well and, while these guys are not here
2 because they want to be here today -- they would probably
3 rather be just about anywhere else. It's not too pleasant
4 of an evening for them, but it's business for them. It's
5 our homes and so we need to really get together and make
6 sure we have a concerted effort that we talk to the folks
7 that can change it so that it can be developed more in the
8 style that we think is appropriate for our neighborhoods.

9 (Applause.)

10 MR. CHRISTENSEN: If you have any answers to any
11 of those, that would be awesome, but I know we don't
12 have much time.

13 MR. MUDDIMAN: On the sediment control issue, there
14 will be a plan that will be designed and reviewed by the
15 Soil Conservation Service and Harford County Public Works
16 as we move through the process.

17 MR. HOLWECK: Is there a Speaker Number 27?

18 MR. MARCUM: Hi, folks. My name is Tim Marcum.

19 I currently am renting a home at 1433 Landis Circle
20 off of Foxboro in Bel Air. Just happenstance that I
21 happened to catch this meeting, just raced here from

1 kids' pre-school Fathers Night.

2 I'm currently building a home in Harford Dale
3 South. We signed a contract on May 24th, 150 days out.

4 MR. HOLWECK: That is not appropriate.

5 MR. MARCUM: I apologize.

6 MR. HOLWECK: Give me a call.

7 We got three minutes. Did you speak this evening?

8 MS. MORISI: I'm Mary Beth Morisi. I'm at 1526
9 Parkland Drive in Glenangus. I'm also speaking on behalf of
10 Betsy Brown and she's at 906 Clearwater which this proposed
11 dumps right into her backyard and makes her street a
12 thoroughfare as well.

13 I want to first apologize because I just got braces
14 on today, so my speech is a little impeded. I apologize in
15 advance.

16 I actually sold a couple of your homes. I did real
17 estate previously so I know how communities work. I know
18 how developers need to make money. I know it's a business.
19 There's a couple of things that I'm concerned about in
20 Glenangus. The style, the fashion of the homes which we
21 discussed previously as a cluster home -- my home is

1 approximately 4,500 square feet, a sizable difference
2 from the townhomes that you're discussing here.

3 I think that's kind of one of the concerns. The
4 communities in those outlying areas have a reputation of
5 being kind of prestigious neighborhoods. They have -- it's
6 an area that's known for being very nice, well maintained
7 communities. It's a concern that these houses are going to
8 be a lot of homes in a small area.

9 Another concern is we just, as taxpayers, paid for
10 Wheel Road to widened, to be paved. It's going to be a lot
11 of construction equipment coming up and down Wheel Road.
12 It's a lot of wear and tear on the street. When those roads
13 need to be paved and repaired, we're paying that money once
14 again for those roads.

15 Another concern is on Betsy's behalf with her
16 house. We both bought pre-existing homes. That's one of
17 the reasons we weren't at the Planning and Zoning meeting,
18 because we didn't own these homes at the present time.

19 She just paid to have her whole house completely
20 gutted and redone on the inside. This is their retirement
21 home. They're going to sell this and eventually retire,

1 what they've invested for.

2 Making her street a main thoroughfare coming
3 through, that's her retirement. The price for comps, which
4 we both know how that works, will go down the toilet. I
5 mean, so to speak.

6 Nobody wants to be on a main thoroughfare. No one
7 wants to have their kids walk out front with 250 cars going
8 by. So, it does impact personally people. It does impact
9 financially us individually. It impacts us as far as
10 schoolbuses. I mean, right now there are kids working over
11 a mile to get to school because there's not enough funding
12 for schoolbuses.

13 If you have more kids that are going to school,
14 there needs to be more schoolbuses. If you have more kids
15 that enroll into Homestead Wakefield where my daughter
16 attends, there needs to be more classrooms and there needs
17 to be bigger sizes. It impacts all of us as taxpayers.

18 These are just some concerns that I have. I'm not
19 against people trying to live the dream and make the money.
20 I know how that goes. However, our concerns are keeping
21 with the spirit, so to speak, of the neighborhoods of the

1 communities, leaving the ones that are intact intact,
2 not connecting those stub roads. It's going to impact a lot
3 of people, a lot of values, some people who have been there
4 since 1973, I heard. It's going to affect their comp
5 values. It's going to affect their ability to retire,
6 something that I know local people don't want to hear about
7 in the government, but we need to address.

8 Thank you.

9 (Applause.)

10 MR. HOLWECK: This concludes the meeting. We want
11 to thank everyone for coming. It's eight o'clock.
12 We are concluding the meeting at this time.

13 Thank you for coming again.

14 (The meeting was adjourned at 8:01 p.m.)

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1 CERTIFICATE OF NOTARY PUBLIC/REPORTER

2 STATE OF MARYLAND,

3 COUNTY OF HARFORD, to wit;

4 I, Penny L. Comeau, do hereby certify that the
5 within proceedings were recorded stenographically by me and
6 then transcribed from my notes in a true and accurate manner
7 to the best of my knowledge, ability and belief.

8 I further certify that I am not related to any of
9 the parties to this proceeding and have no interest in its
10 outcome.

11 As witness, my Hand and Notarial Seal this 30th day
12 of October, 2015, in Bel Air, Maryland.

13

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15

16 Penny L. Comeau, Notary Public

17

18 My Commission expires 4-21-16.

19

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STATE OF MARYLAND,

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afore proceedings were recorded stenographically by me and
are transcribed from my notes in a true and accurate manner
to the best of my knowledge, ability and belief.

I further certify that I am not related to any of
the parties to this proceeding and have no interest in its
outcome.

As witness, my Hand and Notarial Seal this 30th day
of October, 2015, in Bel Air, Maryland.



Penny L. Corneau, Notary Public

My Commission expires 4-21-16.